

**Notice of Exemption**

**Appendix E**

**To:**  Orange County Clerk-Recorder  
County Administration South  
601 N. Ross Street  
Santa Ana, CA 92701

**From:** City of La Habra  
110 East La Habra Boulevard  
La Habra, CA 90631

**Project Title:** Rancho La Habra Residential Development Project

**Project Location – Specific:** 1400 South La Habra Hills Drive, La Habra, CA 90631

**Project Location – City:** La Habra **Project Location – County:** Orange

**Description of Project:** Application of Lennar Homes, with consent of property owner, to change the land use designation and zoning of the Westridge Golf Course for the purpose of developing up to 448 residential units (277 single-family homes and 171 multi-family dwelling units). Requested project entitlements were: General Plan Amendment 18-01 to change the Land Use Designation from Open Space to Residential Multi-family 1 (15-24 units/acre) for Planning Area 1, Low Density Residential (0-8 units/acre) for Planning Areas 2, 3 & 4, and to Mixed Use 1 for Planning Area 5 of the Rancho La Habra Specific Plan; Amendment #3 to the La Habra Hills Specific Plan; Change in land use designation for Zone 18-01 from La Habra Hills Specific Plan to Rancho La Habra Specific Plan for the areas occupied by the Westridge Golf Course; Adoption of the Rancho La Habra Specific Plan; Design Review 18-01 through 18-05 for Rancho La Habra Specific Plan Areas 1, 2, 3, 4, 6 and 7; Development Agreement 18-01 for the Rancho La Habra Specific Plan; and Vesting Tentative Tract Map 17845.

**Name of Lead Agency:** City of La Habra

**Name of Project Applicant:** Lennar Homes

**Exempt Status:** (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a)0;
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number:
- Statutory Exemption: Public Resources Code Section 21080(b)(5)

**Reason why projects exempt:** California Environmental Quality Act does not apply to a project that a public agency rejects or disapproves. The City Council of the City of La Habra denied the project and the requested entitlements on November 2, 2020.

**Lead Agency**

**Contact Person:** Roy N. Ramsland, Jr. **Area Code/Telephone/Extension:** (562) 383-4100

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

**Signature:**  **Date:** 11/3/20 **Title:** Planning Manager

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: